

Madison County, Iowa

Book 74

R.V.Spencer & Fannie Spencer)
to Elmer Robison, Trustee, (Second Mtg.)

Filed for record the 14th day of May, A.D.1923,
at 10:35 o'clock A.M.

#1534 Fee \$.80

Olive M. Garrison, Recorder.

This Indenture Witnesseth, That we, R.V.Spencer and Fannie Spencer, his wife, of Madison County, and State of Iowa, first party, for the consideration of Thirty-five Hundred Dollars, hereby convey to Elmer Robison, Trustee for William D.Boone of Dallas County, State of Iowa, second party, the following tract of land, to-wit: Lots three (3) and four (4) in Section Seven (7), Township Seventy-seven (77) North of Range twenty-six (26) West 5th P.M., Madison County, Iowa. And we warrant the title against all persons whomsoever, and release all right of homestead in said land; to be void upon condition that said R.V.Spencer and Fannie Spencer pay unto said second party or assigns Thirty-five hundred Dollars, as follows: Thirty-Five hundred Dollars on the 1st day of March, 1926, according to a certain promissory note, payable at Booneville Savings Bank, made by said first party to said second party, bearing even date herewith. The non-payment, when due, of any installment of said note causes the whole of said note to become due at once. In case of foreclosure, said first party agrees to pay court costs and a reasonable attorney's fee. This mortgage is junior to a prior mortgage of \$7000.00 on said land, executed by the first party to Bankers Life Company, Des Moines, Iowa, Upon a failure to perform any agreement in this or said prior mortgage, the whole note secured hereby becomes due at once, and shall thereafter bear interest at eight per cent per annum and this mortgage may be foreclosed at once. And it is hereby agreed by the parties hereto that Elmer Robison, Trustee, may cancel and release this mortgage of record when the debt thereby secured has been fully paid. Dated this 1st day of March, 1923. Ralph V.Spencer. Fannie Spencer.

State of Iowa, Dallas County, ss. On this 1st day of March, 1923, before me a Notary Public, in and for said County, personally appeared said R.V.Spencer and Fannie Spencer, his wife, to me personally known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same and the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Chas.C.Cook,
Notary Public.

Filed for record the 14th day of May, A.D., 1923, at

For Release of amended Mortgage see
Mortgage Record 78
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